

Buffalo Ranch (Urbanus Square), Office Building (Building B)  
2418 MacArthur Boulevard  
Irvine  
Orange County  
California

HABS  
CAL  
30-IRV,  
2B-

**PHOTOGRAPHS**

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Western Region  
Department of the Interior  
San Francisco, California 94107

## HISTORIC AMERICAN BUILDINGS SURVEY

### BUFFALO RANCH (Urbanus Square), Office Building (Building B)

HABS No. CA-2395-B

Location: 2418 MacArthur Boulevard  
Irvine  
Orange County  
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U.S.G.S. Tustin Quadrangle (7.5)  
Universal Transverse Mercator Coordinates:  
11. 420,140E. 3721,240N

**Significance:** The prime period of significance of Buffalo Ranch (Urbanus Square) is 1962-1975, the period of its association with William Pereira. The prior use of the site was as part of the Buffalo Ranch theme attraction. As part of the Section 106 process, the site has been determined eligible to the National Register of Historic Places by the State Office of Historic Preservation. Though it is less than fifty years old, there is a sufficient body of knowledge to establish that it is of exceptional importance due to its association with architect and planner William Pereira and his planning efforts in Orange County. Pereira used this site to execute one of his most notable achievements, the planning of Irvine. While he worked at other sites in Southern California, Urbanus Square is the one most closely associated with Pereira's master planning work in Orange County. Pereira is recognized as one of the most prolific architects and planners in the last fifty years. His body of work includes major institutions throughout the nation and planning studies which changed the urban form of Southern California.

**Description:** Office Building (Building B) is a one story vernacular structure of wood frame construction with a board and batten wood exterior. The building is located to the northeast of Garage (Building A), and to the southwest of building C to which it is attached by a narrow rectangular enclosure, formerly an open deck. The building is raised above grade and is supported by wood posts on angled concrete piers. Exposed floor framing consists of two perimeter sill beams which rest on an exposed support structure of 2" x 6" floor joists running in an east to west direction. The joists rest on 4" x 10" floor beams running in a north to south direction. Rectangular in plan, it has an overhanging gable roof with exposed rafter tails, an open soffit and fascia board, which partially conceals the ends of the rafter tails. The roof is clad with composition shingles.

The main architectural features of Office Building (Building B) are located on the west (front) and north (gable end) elevations, and consist of similar sized rectangular fenestration surrounded by simple wood trim. Window and door types include single pane and multiple pane wood casement, and aluminum sliding doors. The wood siding has been altered numerous times and the wood battens are spaced widely apart. /

**Historical  
Context:**

Office Building (Building B) is a component of the Urbanus Square complex created by William Pereira as his Orange County office. It is part of a significant site from which Pereira developed master plans for Irvine, UC Irvine, and other Orange County developments. The Buffalo Ranch (Urbanus Square) complex is irregular in plan, a configuration created by the addition of multiple buildings over the course of its development. This office structure was moved onto the site by Pereira. It was relocated in 1965 from the UC Irvine campus where it had served as a construction site office.

**Sources:**

See Part III Sources of Information in HABS Narrative Report for Buffalo Ranch (Urbanus Square).

**Project  
Information:**

Office Building (Building B) is being relocated on site as part of the Ford Road realignment Project by the Transportation Corridor Agencies (TCA) pursuant to a Memorandum of Agreement among the U.S. Army Corps of Engineers (ACOE), the Advisory Council on Historic Preservation (ACHP), and the California State Historic Preservation Officer (SHPO).

This HABS written report was prepared by Historic Resources Group in April 1994 for TCA and ACOE, based upon the Determination of Eligibility Report dated August 1993 which was submitted to the ACHP and SHPO. The Historic Resources Group team was led by principals, Christy Johnson McAvoy and William Delvac and included Timothy Brandt, AIA, Gordon Olschlager, AIA, Jorge Sein, and Andrea Humberger. Contextual research was performed by Steven Van Wormer and David Cameron. Large format photography was provided by William Manley.

Office Building (Building B)

